

BEL AIR BOULEVARD SUBDIVISION, **WENDCO ADDITION TO**

Engineering Comments: The following comments should be addressed prior to acceptance and signature by the City Engineer:

- A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances).
- B. Show and label the MFFE (Minimum Finished Floor Elevation) for LOT 1.
- C. Provide and label the monument set or found at each subdivision corner.
- D. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, City Engineer, and County Engineer.
- E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- F. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition.
- G. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 24 - # 78) the Lot will receive historical credit of impervious area towards stormwater detention requirement per the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. Coordinate amount with City Engineering Department with submittal of the Land Disturbance Permit application.
- H. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit.
- I. Add a note to the Plat stating that the existing parking area, curb cuts, and drive lanes located within the Airport Boulevard Service Road ROW shall be removed with any future land disturbing activity.

Traffic Engineering Comments: Any additional development of the site will require modifications to existing curb cuts to meet city standards, with number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Site is limited to one curb cut to Bel Air Boulevard and one curb cut to the Airport Boulevard Service Road. Direct access to Airport Boulevard is denied. Any existing parking or maneuvering in the right-of-way should be removed.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

Fire Department Comments: All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

MAWWS Comments: No comments received.

The preliminary plat illustrates the proposed 1-lot, 0.8 ± acre subdivision which is located on the southwest corner of Airport Boulevard and Bel Air Boulevard, and is in Council District 5. The applicant states that the subdivision is served by city water and sanitary sewer.

It should be pointed out that this site is currently commercially developed with a Wendy's restaurant; however, the applicant desires to demolish the existing structure and rebuild a new Wendy's restaurant. The purpose of this application is to create one legal lot of record from one metes-and-bounds parcel so that the applicant may redevelop the site.

In accordance with the Subdivision Regulations, the proposed lot is compliant with the minimum size requirements. The 25' minimum building setback line and lot size in square feet are illustrated on the preliminary plat and should be retained on the Final Plat, if approved.

The site fronts Airport Boulevard/Airport Boulevard Service Road and Bel Air Boulevard. Airport Boulevard/Airport Boulevard Service Road is a component of the Major Street Plan, with a combined 200' right-of-way. Bel Air Boulevard is a minor street with an existing right-of-way of 90'. The right-of-way of both Airport Boulevard/Airport Boulevard Service Road and Bel Air Boulevard is compliant, and therefore, no dedication is required. If approved, the right-of-way width for Airport Boulevard/Airport Boulevard Service Road should be labeled as 200' on the Final Plat.

The site has 4 existing curb-cuts for ingress/egress. It is important to note that access management may be a concern due to the proximity of the existing curb-cuts to the Airport Boulevard and Bel Air Boulevard intersection, as well as traffic flow throughout the site. As such, to maximize traffic flow and to enhance safety for ingress/egress, in compliance with Traffic Engineering comments, the proposed lot should be denied direct access to Airport Boulevard and be limited to one curb-cut to Bel Air Boulevard and one curb-cut to the Airport Boulevard Service Road, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards.

GIS data depicts the western portion of the site within a Floodway as well as the AE and X-Shaded Flood Zones associated with Eslava Creek. The proximity of the site to water may mean that the site is environmentally sensitive, thus approvals from local, state and federal agencies for floodplain issues may be required prior to development. A note regarding these requirements should appear on the Final Plat if approved.

It should be pointed out that the preliminary plat depicts a 5' buried cable easement along the site's eastern lot line. If approved, a note should be placed on the Final Plat stating that no permanent structures can be constructed in any easement.

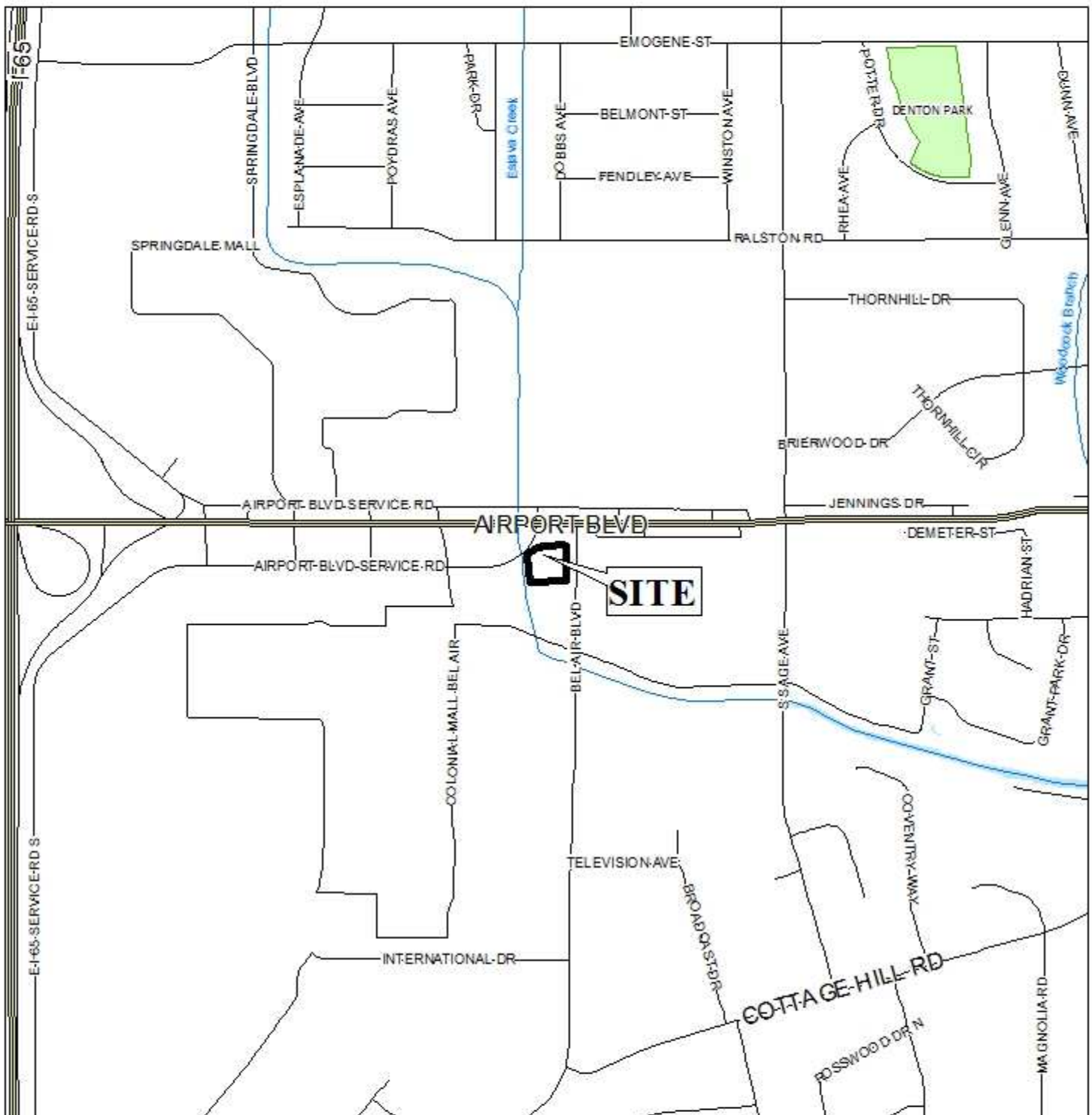
The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

Based upon the preceding, the application is recommended for tentative approval, subject to the following conditions:

- 1) Depiction of a 200' right-of-way for Airport Boulevard/Airport Boulevard Service Road on the Final Plat;
- 2) Placement of a note on the Final Plat stating that no permanent structures can be constructed in any easement;
- 3) Placement of a note on the Final Plat stating that the lot is denied direct access to Airport Boulevard and limited to one curb-cut to Bel Air Boulevard Service Road and one curb-cut to the Airport Boulevard Service Road, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) Placement of a note on the Final Plat stating: *(Development of the site must comply with local, state and federal regulations regarding flood zones.);*
- 5) Placement of a note on the Final Plat stating: *(Development of this site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.);*
- 6) Compliance with Engineering Comments: *(The following comments should be addressed prior to acceptance and signature by the City Engineer: A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances). B. Show and label the MFFE (Minimum Finished Floor Elevation) for LOT 1. C. Provide and label the monument set or found at each subdivision corner. D. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, City Engineer, and County Engineer. E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. G. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 24 - # 78) the Lot will receive historical credit of impervious area towards stormwater detention requirement per the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. Coordinate amount with City Engineering Department with submittal of the Land Disturbance Permit application. H. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. I. Add a note to the Plat stating that the existing parking area, curb cuts, and drive lanes located within the Airport Boulevard Service Road ROW shall be removed with any future land disturbing activity.);*
- 7) Compliance with Traffic Engineering Comments: *(Any additional development of the site will require modifications to existing curb cuts to meet city standards, with number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Site is limited to one curb cut to Bel Air Boulevard and one curb cut to the Airport Boulevard Service Road. Direct access to Airport Boulevard is denied. Any existing parking or maneuvering in the right-of-way should be removed.);*
- 8) Compliance with Urban Forestry Comments: *(Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).); and*

- 9) Compliance with Fire Department Comments: *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.).*

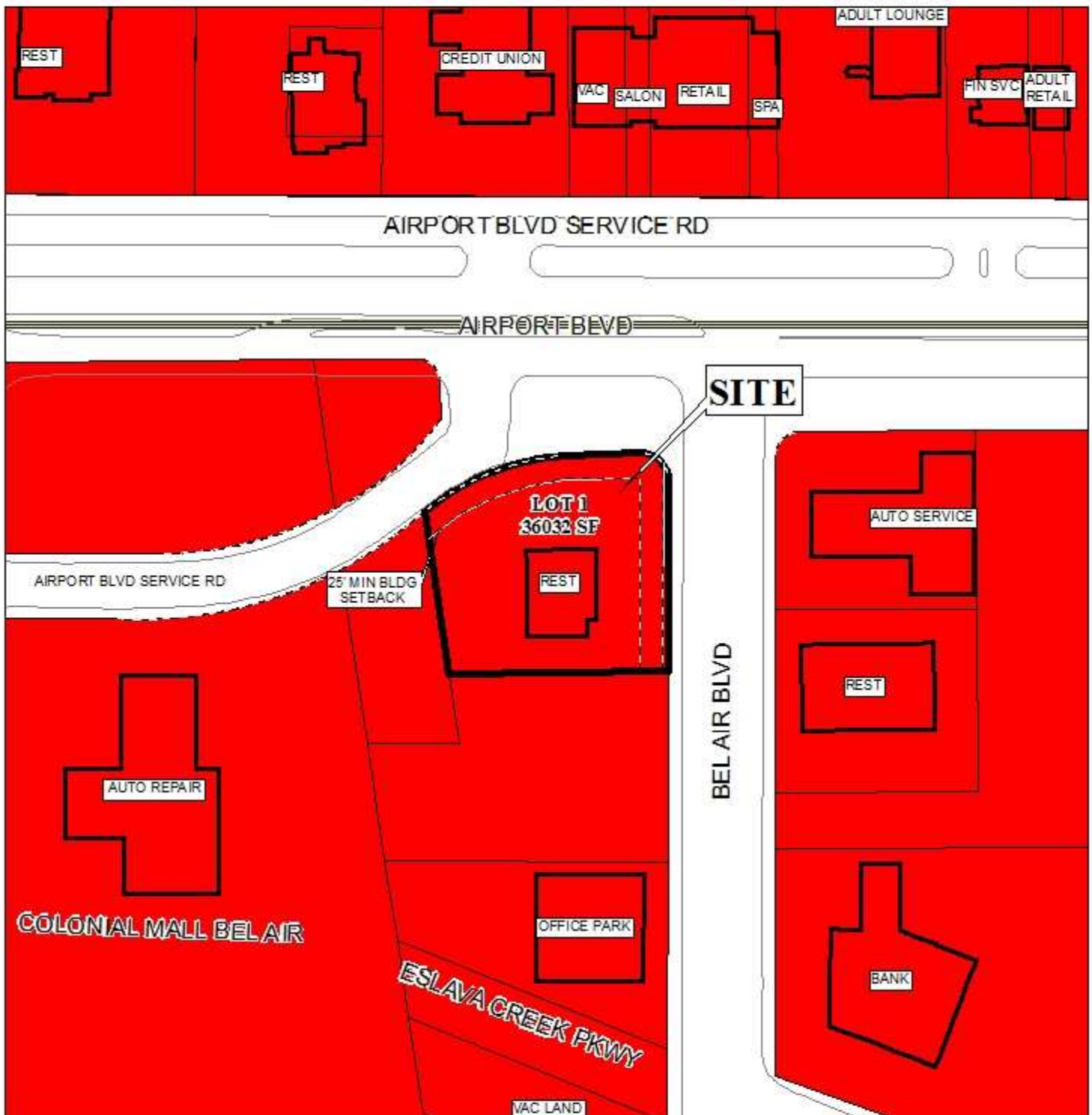
LOCATOR MAP



APPLICATION NUMBER 7 DATE February 20, 2014
APPLICANT Bel Air Boulevard Subdivision, Wendco Addition to
REQUEST Subdivision



BEL AIR BOULEVARD SUBDIVISION, WENDCO ADDITION TO



APPLICATION NUMBER 7 DATE February 20, 2014

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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